

MINUTES

Fieldstone Homeowners Association

November 17, 2021, 6:30 PM | Meeting called to order by Bill Navigato, President

In Attendance

Bill Navigato, President; Barbara Schroeder, Vice President (Acting Secretary); Michael Lauer, Treasurer; Denny Morgan, Member at large

Approximately twenty families attended

Approval of Minutes

Minutes of last meeting were posted on our website fieldstonehoasavoy.org under announcements.

Board

The Board was introduced and all in attendance welcomed.

Announcement was made of the resignation of Elly Pierson. Elly did a lot for the association. She was secretary and chair of the landscape committee. She did a lot for the park and taking care of the entrances.

President's Report

We have a lot of things to discuss. Please silence your phones. The meeting has to end at 8:00 pm so all presentations need to be short. Please have any quotes for items for the Board to consider for the budget.

Treasurer's Report

President told those in attendance that we have 196 lots in Phase 1, 2, and 3 and take in a little over \$42,000 a year and, at this point phase three pays dues but cannot vote (This is because there are not enough homes for the contractors to turn that phase over to the HOA). Barb researched the websites she could access on the web to see where we stand with dues, and we are on the high end. Treasurer's report. Handed out some copies of the 3rd Quarter report. We had \$61,513 in the bank. As of today, we have \$58,412.89. We are currently budget positive at \$13,977.55. Not all the bills are in yet. Discussed a few treasurers report questions. Many actual costs are grouped under General Maintenance and hard for board to distinguish. Have to look at transaction reports to see individual expense. All but three lots have paid their dues.

Old Business

Bill discussed about the common's areas. We are spending over \$25,000 a year trying to fix up the landscaping and common grounds.

We passed a rule that no one is to be driving any vehicles on the common grounds without permission of the HOA board. No one has ever asked for permission, but several have been driving construction vehicles on the commons. Bill made a motion that we exempt golf carts from the no driving on common ground rule. The intent of the rule was to protect the commons areas and it has been shown that the golf carts do not tear up the

area. Discussion held. They only go twenty mph. Barb second. Vote 3 to 1. Bill did have speed limit signs and slow kids signs for the neighborhood, but we cannot control the cars speeds, Savoy Police would have to be called for street violations. The homeowners have been notified by email of the original rule. Our goal is if you need to get on the commons, ask permission, and then repair any damage after the fact.

The dirt pile at the park area. It is too late in the year so we will address it next year. Mike suggests that once we have a new board that we establish a new landscape committee and have them develop a plan and bring it to the board.

Discussion about the problems with the ponds. Bill got a quote for pond maintenance for the budget. From Marine Biochemists (a multiple state company that handles ponds) who when ask for a quote for next year added "I do want to collect my thoughts on your too little ponds. They are super shallow and have special needs." That is something he wanted us to think about. More discussion was held. Mr. Rowell reported on some suggestions on fixing our long-term erosion problem. It came back with some aesthetic improvement suggestions also. He contacted three landscaping firms. He discussed cleaning up around the ponds and adding more rock. They had recommendations for improving the areas like you would typically do for your own yards. They did give some estimate, but it was not really firm. It was something like \$5,000 to \$7,000 to lay new landscape cloth and add rock. Bill stating our ponds are eroding and we need to see what to do to rebuild the sides and redo the riprap. Would you submit the names of the landscapers and their estimates for repro within two weeks for our budget? We need detail. Discussion was also given about the pond's shallowness and design. To do the ponds right we need a licensed engineer to give us an estimate of what we need to do and what the cost would be. Barb and Bill stated we are concerned about the long-term correction of ponds and commons areas before we look at more aesthetics improvements. Question to those attending: Do you want to see the ponds fixed so we do not have a major expense in the future? One asked if we could have a special assessment for it. Bill replied that the object is to not raise dues or do a special assessment. We need more research. The ponds are not affecting the entire HOA and one homeowner stated they do not see the pond, do not want the dues raised or special assessment and in all the four subdivisions they had lived in the homeowners on the ponds paid higher dues than the rest of the subdivision. There has been no provision for an engineering study and at some point, it will need to be done. Question to group: If we get an estimate for an engineer (depending on the quote) would you want us to put that in the budget and take out or lower some other discretionary expenses? We have over \$30,000 in obligations we cannot drop and \$12,000 in discretionary funds. We get bids on everything we spend; we do due diligence. Would people be comfortable if we did not spend money on landscaping (maintain of course) for a year so we could get an engineer? Most shook their head yes. This is just a straw poll to see what the consensus is.

Bill asked to make sure Tim Ward, Web master, gets a copy of Treasurer Reports, Minutes, Budgets etc. for the web site. This third quarter one was missed and will be put up soon.

Next, we have a vacancy on the board that per the by-laws the board has to appoint someone to fill that open position. This position has 1 year and 1 month remaining. Also, we have an election coming up for two positions that will be 2-year terms. Anyone wanting to run for the board can submit their name and fill out the board rules of conduct and submit a 200 word or less profile to be put on the website. This must be done before Monday, November 29 at 6 PM. At that time, we will announce the candidates and prepare the ballots to be mailed out. Each lot gets two votes. Voted 4-0. The annual meeting will be Wednesday, December 15 to

announce the winners. New board will be installed at that time. Bill made a motion to appoint Tom Musto for the vacant seat. Barb Second and vote 4-0.

New Business

Producing a budget for next year. We are interested in hearing from anyone who has any ideas to submit for consider for the budget. Please give a short presentation and a quote so we can consider this.

1. Presentation by Rya Bialeschki and Denea about playground equipment. To replace the dirt mound. Can be done in phases. Discussed trying to get Savoy Park District to take over this commons area. We tried once. Denea is going to work with the board. They had quotes and ideas of things to add. This is what we hope to make a long-term project because of costs unless Savoy will take over.
2. Presentation by Liz Dillingham on Lighting at the entrances. She emailed a bid to the board members on replacing the lights at the entrances. This is a project that involves safety for all, and the board is going to consider it for the budget.
3. Bryan McGow brought up wanting to get a Neighborhood Watch. The Board is in favor and suggested he contact the Police Department to get instructions on how to start one and if they will put up signs for us. No cost to us.
4. Colby Sawin asked about the vacant lots and builders' responsibility. Discussion was held.
5. The Fieldstone web site is the only official place to get information on what is going on is on with the HOA at this point. There is an email address there that goes to all the board also.

Next Meeting

Budget Planning meeting November 29 at 6 PM at Savoy Recreation Center.

Annual HOA Meeting December 15 at 6:30 PM at Savoy Recreation Center.

Motion to adjourn at 8:00 PM.